

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. 3671	STREET CAMINO ARROYO	CITY SANTA YNEZ	ZIP 93460	Date of Inspection 06/18/2019	NUMBER OF PAGES 1 of 10
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WESTERN EXTERMINATOR COMPANY

2360 Thompson Way Suite L
Santa Maria, CA 93455-1050



(800) 839-2999 - Phone
(805) 928-9209 - Fax
<http://www.westernexterminator.com/>
PR 6639
Report # 7082343721

Ordered by: JO ANN OUTLAND OUTLAND AND ASSOCIATES 2665 SHELL BEACH RD STE J PISMO BEACH, CA 93449	Property Owner and/or Party of Interest REO MNGT SOLUTIONS C/O OUTLAND 2665 SHELL BEACH RD J1 PISMO BEACH, CA 93449	Report sent to: REO MNGT SOLUTIONS C/O OUTLAND 2665 SHELL BEACH RD J1 PISMO BEACH, CA 93449
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COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

GENERAL DESCRIPTION:
 This is a one story, wood, single family residence. It has no garage or carport and a detached patio. It has a composition roof and was furnished at the time of inspection.

Inspection Tag Posted:
Attic

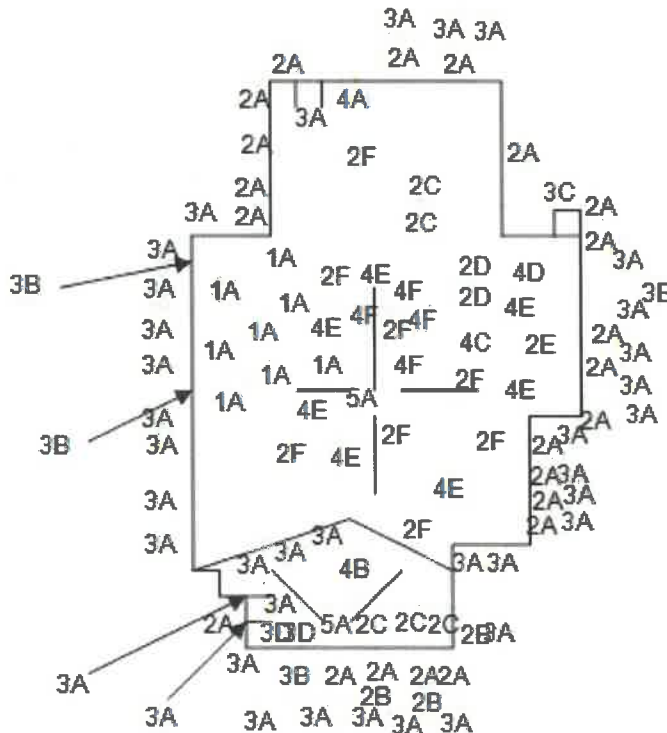
Other Tags Posted:

An inspection has been made of the structure(s) on the diagram in accordance with the the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

Subterranean Termites
 Drywood Termites
 Fungus/Dryrot
 Other Findings
 Further Inspection

If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items

Key: 1 = Subterranean Termites 2 = Drywood Termites 3 = Fungus/Dryrot 4 = Other Findings 5 = Further Inspection



Inspected By Guillermo Evans License No. FR49446 Signature

You are entitled to obtain copies of all reports and completion notices on this property report to the Structural Pest Control Board during the preceding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California 95815-3831.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov. (form t1w - 3.15.08) 43M-41 (Rev. 10/01)

BUILDING NO.	STREET	CITY	ZIP	Date of Inspection	NUMBER OF PAGES
3671	CAMINO ARROYO	SANTA YNEZ	93460-	06/18/2019	2 of 10

What Is A Wood Destroying Pests and Organisms Inspection Report?

Please pay special attention to the following two paragraphs which explain the scope and limitations of a Structural Pest Control Inspection and a Wood Destroying Pests and Organisms Inspection Report.

A "Wood Destroying Pests And Organisms Inspection Report" contains findings as to the presence or absence of evidence of wood destroying insects or organisms in visible and accessible areas on the date of inspection and contains our recommendations for correcting any infestations, infections, or conducive conditions found. The contents of the Wood Destroying Pests and Organisms Inspection Report are governed by the California Structural Pest Control Act and its Rules and Regulations.

Some structures may not comply with building code requirements or may have structural plumbing, electrical, heating and air conditioning, or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pests and Organisms Report does not contain information about any such defects as they are not within the scope of the license of the inspector or the company issuing this report.

Local treatment is not intended to be an entire structure treatment method. If infestations of wood-destroying pests extend or exist beyond the area(s) of local treatment, they may not be exterminated.

NOTICE: Reports on this structure prepared by various registered companies should list the same findings (i.e., termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these findings may vary from company to company. You have the right to seek a second opinion from another company.

According to available records, this structure was built in 1925.

This is a separated report which is defined as Section I/Section II conditions evident on the date of the inspection. Section I contains items where there is visible evidence of active infestation, infection or conditions that have resulted in or from infestation or infection. Section II items are conditions deemed likely to lead to infestation or infection but where no visible evidence of such was found. Further Inspection items are defined as recommendations to inspect area(s) which during the original inspection did not allow the inspector access to complete the inspection and cannot be defined as Section I or Section II.

BUILDING NO.	STREET	CITY	ZIP	Date of Inspection	NUMBER OF PAGES
3671	CAMINO ARROYO	SANTA YNEZ	93460-	06/18/2019	3 of 10

1. SUBTERRANEAN TERMITES

ITEM NO. 1A

FINDING: Evidence of subterranean termite infestation noted at/or in the subarea framing along with cellulose debris.

RECOMMENDATION: 1A-1 Treatment to include the possible following methods: drill and treat, trench and treat or rod to area indicated in finding above with the registered material Termidor SC (Fipronil). Drill and treat areas where there is concrete and seal the drilled holes. Remove all accessible subterranean termite tubing. Western Exterminator Company will not be responsible for damage to hidden pipes, conduit or ducts, or their repair.

RECOMMENDATION: 1A-2 Remove cellulose debris.

2. DRYWOOD TERMITES

ITEM NO. 2A

FINDING: Evidence of Drywood termite infestation and damage noted at/or exterior door jambs , rafter tails , fascia boards , roof sheathing and wood siding. Infestation and damage appears to extend into inaccessible areas.

RECOMMENDATION: 2A-1 Vacate and seal the entire building. Fumigate with the registered fumigant Zythor (Sulfuryl Fluoride, Master Fume (Sulfuryl Fluoride) or Vikane (Sulfuryl Fluoride). Chloropicrin to be used as the warning agent. Remove the seals and aerate the structure ready for occupancy. Remove and or cover pellets and or evidence if part of this agreement.

Western Exterminator Company does not provide on-site security and does not assume any responsibility for the care and custody of the property in the event of vandalism or breaking and entering. Western Exterminator Company requests that all valuables such as jewelry, coins, collections, cash, art objects and other items of value be removed prior to fumigation.

RECOMMENDATION: 2A-2 Remove and replace all damaged areas with new material.

ITEM NO. 2B

FINDING: Evidence of Drywood termite infestation and damage noted at/or exterior window framing. Infestation and damage appears to extend into inaccessible areas.

RECOMMENDATION: 2B-1 Vacate and seal the entire building. Fumigate with the registered fumigant Zythor (Sulfuryl Fluoride, Master Fume (Sulfuryl Fluoride) or Vikane (Sulfuryl Fluoride). Chloropicrin to be used as the warning agent. Remove the seals and aerate the structure ready for occupancy. Remove and or cover pellets and or evidence if part of this agreement.

Western Exterminator Company does not provide on-site security and does not assume any responsibility for the care and custody of the property in the event of vandalism or breaking and entering. Western Exterminator Company requests that all valuables such as jewelry, coins, collections, cash, art objects and other items of value be removed prior to fumigation.

RECOMMENDATION: 2B-2 Remove and replace or repair the damaged wood members.

BUILDING NO.	STREET	CITY	ZIP	Date of Inspection	NUMBER OF PAGES
3671	CAMINO ARROYO	SANTA YNEZ	93460-	06/18/2019	4 of 10

ITEM NO. 2C

FINDING: Evidence of Drywood termite infestation and damage noted at/or the interior door jamb , base boards , and decorative paneling. Infestation and damage appears to extend into inaccessible areas.

RECOMMENDATION: 2C-1 Vacate and seal the entire building. Fumigate with the registered fumigant Zythor (Sulfuryl Fluoride, Master Fume (Sulfuryl Fluoride) or Vikane (Sulfuryl Fluoride). Chloropicrin to be used as the warning agent. Remove the seals and aerate the structure ready for occupancy. Remove and or cover pellets and or evidence if part of this agreement.

Western Exterminator Company does not provide on-site security and does not assume any responsibility for the care and custody of the property in the event of vandalism or breaking and entering. Western Exterminator Company requests that all valuables such as jewelry, coins, collections, cash, art objects and other items of value be removed prior to fumigation.

RECOMMENDATION: 2C-2 Remove and replace all damaged areas with new material.

ITEM NO. 2D

FINDING: Evidence of Drywood termite infestation and damage noted at/or subarea floor joist and sub floor. Infestation and damage appears to extend into inaccessible areas.

RECOMMENDATION: 2D-1 Vacate and seal the entire building. Fumigate with the registered fumigant Zythor (Sulfuryl Fluoride, Master Fume (Sulfuryl Fluoride) or Vikane (Sulfuryl Fluoride). Chloropicrin to be used as the warning agent. Remove the seals and aerate the structure ready for occupancy. Remove and or cover pellets and or evidence if part of this agreement.

Western Exterminator Company does not provide on-site security and does not assume any responsibility for the care and custody of the property in the event of vandalism or breaking and entering. Western Exterminator Company requests that all valuables such as jewelry, coins, collections, cash, art objects and other items of value be removed prior to fumigation.

RECOMMENDATION: 2D-2 Remove and replace or reinforce the damaged wood members as needed.

ITEM NO. 2E

FINDING: Evidence of Drywood termite infestation and damage noted at/or the interior bathroom hardwood floor. Infestation and damage appears to extend into inaccessible areas.

RECOMMENDATION: 2E-1 Vacate and seal the entire building. Fumigate with the registered fumigant Zythor (Sulfuryl Fluoride, Master Fume (Sulfuryl Fluoride) or Vikane (Sulfuryl Fluoride). Chloropicrin to be used as the warning agent. Remove the seals and aerate the structure ready for occupancy. Remove and or cover pellets and or evidence if part of this agreement.

Western Exterminator Company does not provide on-site security and does not assume any responsibility for the care and custody of the property in the event of vandalism or breaking and entering. Western Exterminator Company requests that all valuables such as jewelry, coins, collections, cash, art objects and other items of value be removed prior to fumigation.

RECOMMENDATION: 2E-2 Remove and replace all damaged areas with new material.

BUILDING NO.	STREET	CITY	ZIP	Date of Inspection	NUMBER OF PAGES
3671	CAMINO ARROYO	SANTA YNEZ	93460-	06/18/2019	5 of 10

ITEM NO. 2F

FINDING: Evidence of drywood termite infestation appears to extend into inaccessible areas at/in the attic framing.

RECOMMENDATION: 2F Vacate and seal the entire building. Fumigate with the registered fumigant Zythor (Sulfuryl Fluoride, Master Fume (Sulfuryl Fluoride) or Vikane (Sulfuryl Fluoride). Chloropicrin to be used as the warning agent. Remove the seals and aerate the structure ready for occupancy. Remove and or cover pellets and or evidence if part of this agreement.

Western Exterminator Company does not provide on-site security and does not assume any responsibility for the care and custody of the property in the event of vandalism or breaking and entering. Western Exterminator Company requests that all valuables such as jewelry, coins, collections, cash, art objects and other items of value be removed prior to fumigation.

3. FUNGUS OR DRYROT

ITEM NO. 3A

FINDING: Fungus infection and damage noted at or in the wood siding , roof sheathing , and exterior doors. Moisture appears to be caused by weathering and earth to wood contact.

RECOMMENDATION: 3A Remove and replace all damaged areas with new material, and lower soil as needed to break earth to wood contact.

ITEM NO. 3B

FINDING: Fungus infection and damage noted at or in the window framing. Moisture appears to be caused by weather and exposure.

RECOMMENDATION: 3B Remove and replace or repair the damaged wood members.

ITEM NO. 3C

FINDING: Fungus infection and damage noted at or in the water heater closet. Moisture appears to be caused by weather and exposure.

RECOMMENDATION: 3C Remove and replace closet framing with new materials.

ITEM NO. 3D

FINDING: Fungus infection and damage noted at or in the interior hardwood floor adjacent to front door. Moisture appears to be caused by water intrusion.

RECOMMENDATION: 3D Remove and replace all damaged areas with new material.

BUILDING NO.	STREET	CITY	ZIP	Date of Inspection	NUMBER OF PAGES
3671	CAMINO ARROYO	SANTA YNEZ	93460-	06/18/2019	6 of 10

4. OTHER FINDINGS

ITEM NO. 4A

FINDING: Deteriorated drywall noted as indicated on diagram. This is conducive to excessive moisture conditions which can lead to wood destroying infestations or infections.

RECOMMENDATION: 4A Owner to consult a licensed contractor for further inspection and recommendation.

ITEM NO. 4B

FINDING: Water stains noted at or in the ceilings.

RECOMMENDATION: 4B Owner to consult a licensed roofer for further inspection and recommendation.

ITEM NO. 4C

FINDING: Buckled hardwood flooring in bedroom. This is conducive to excessive moisture conditions which can lead to wood destroying infestations or infections.

RECOMMENDATION: 4C Owner to consult a licensed contractor for further inspection and recommendation.

ITEM NO. 4D

FINDING: Excessive moisture noted bedroom ceiling.

RECOMMENDATION: 4D Owner to consult a licensed roofer for further inspection and recommendation.

ITEM NO. 4E

FINDING: Water stains noted at or in the attic framing.

RECOMMENDATION: 4E Owner to consult a licensed contractor for further inspection and recommendation.

ITEM NO. 4F

FINDING: Excessive moisture noted portions of subarea soil.

RECOMMENDATION: 4F Owner to consult a licensed contractor for further inspection and recommendation.

BUILDING NO.	STREET	CITY	ZIP	Date of Inspection	NUMBER OF PAGES
3671	CAMINO ARROYO	SANTA YNEZ	93460-	06/18/2019	7 of 10

5. FURTHER INSPECTION

ITEM NO. 5A

FINDING: Subarea was partially inaccessible for inspection due to low clearance and high soil levels.

RECOMMENDATION: 5A Inspect after Owner has made area accessible. A Supplemental Inspection will be made and Report issued outlining our findings, recommendations and any additional cost.

Western Exterminator Company guarantees work performed for a period of one year from the date of completion, unless otherwise stated in your agreement, where the work completed relates to plumbing, grouting, caulking, resetting of toilets, resetting of enclosures, and floor coverings, which are guaranteed for 30 days from the date of completion.

We enclose our bill for \$ 100.00 for our Inspection and Report. This Report is not to be used to satisfy escrow requirements unless our inspection fee is paid.

**THANK YOU FOR CHOOSING WESTERN EXTERMINATOR COMPANY.
If you have any questions concerning this Report or if we can be of any additional service,
please call us at 1-800-WEST-EXT (1-800-937-8398).**

Building Permits: In some cases, report items listed will require a building permit from the local building department. Any additional work required by the local building department, or required to remedy additional damage not noted in the report, but discovered in the performance of the work agreement, or change in the manner of scope, type, or the nature of the work item to be performed, due to the request of the building department or any other party, will not be done until a separate written agreement is authorized by the Customer or Customer's Agent, and accepted by Western Exterminator Company.

The exterior surface of the roof was not inspected. If you want the water tightness of the roof determined, you should contact a roofing contractor who is licensed by the Contractor's State License Board.

This property was inspected for visible and accessible evidence of wood destroying organisms such as wood rot by fungi. The inspection and this report do not address fungi other than wood destroying fungi, nor do they assess the health impacts of any fungus, including wood destroying fungi. We are neither qualified, authorized nor licensed to inspect for health-related fungi, including molds, or to make an opinion as to the health impacts of any fungus, including wood rot fungi. If you desire information about the presence or absence of health-related fungi, including molds, you should contact a qualified industrial hygienist or other relevant health professional.

If requested, this company will reinspect repairs done by others within four months of the original inspection. A charge, if any, can be no greater than the original inspection fee for each reinspection. The reinspection must be done within ten (10) working days of request. The reinspection is a visual inspection and if inspection of concealed area is desired, inspection of work in progress will be necessary. Any guarantees must be received from parties performing repairs.

BUILDING NO.	STREET	CITY	ZIP	Date of Inspection	NUMBER OF PAGES
3671	CAMINO ARROYO	SANTA YNEZ	93460-	06/18/2019	8 of 10

ARBITRATION OF DISPUTES

BY RELYING ON THIS WOOD DESTROYING ORGANISMS REPORT, YOU AGREE THAT ANY CONTROVERSY OR CLAIM ARISING OUT OF OR RELATING TO WESTERN'S INSPECTION AND/OR THIS REPORT SHALL BE SETTLED BY BINDING ARBITRATION IN ACCORDANCE WITH THE CONSTRUCTION INDUSTRY ARBITRATION RULES OF THE AMERICAN ARBITRATION ASSOCIATION, AND JUDGMENT UPON THE AWARD RENDERED BY THE ARBITRATOR(S) MAY BE ENTERED IN ANY COURT HAVING JURISDICTION THEREOF.

WESTERN'S PERFORMANCE OF THE RECOMMENDATIONS DESCRIBED ABOVE IS GOVERNED BY THE TERMS OF A WORK AUTHORIZATION, WHICH PROVIDES THAT ANY CONTROVERSY OR CLAIM ARISING OUT OF OR RELATING TO WESTERN'S WORK SHALL BE SETTLED BY BINDING ARBITRATION IN ACCORDANCE WITH THE CONSTRUCTION INDUSTRY ARBITRATION RULES OF THE AMERICAN ARBITRATION ASSOCIATION, AND JUDGMENT UPON THE AWARD RENDERED BY THE ARBITRATOR(S) MAY BE ENTERED IN ANY COURT HAVING JURISDICTION THEREOF.

BUILDING NO.	STREET	CITY	ZIP	Date of Inspection	NUMBER OF PAGES
3671	CAMINO ARROYO	SANTA YNEZ	93460-	06/18/2019	9 of 10

DISCLAIMER

Items relate to locations, accessibility, conditions, infestations and infections noted at the time of this inspection. Although we make a visual inspection there are areas, which are inaccessible for inspection. These include areas to which there is no access without defacing or tearing out lumber, masonry, or finished work. We do not move furniture, appliances, or raise floor coverings, nor do we routinely inspect the following areas: behind or under built-in cabinet work, behind or under appliances, beneath floor coverings, under concrete slabs; the interiors of hollow walls, bay windows, porte cocheres, columns or abutments. Unless there are specific areas noted in the body of this Report, any further inspection other than set forth in this Report would be impractical. This inspection only pertains to the structure(s) indicated on the diagram. This Report is a statement of conditions at the time of this inspection only. Western Exterminator Company does not certify the water integrity of roofs. Please read all of the information contained with this Report. We recommend all items in our Report be completed. If others perform work we cannot be responsible or certify absence or presence of infestations or infections if this Company is not contacted to reinspect prior to closing any areas. Western Exterminator Company will not guarantee work performed by others.

This Report is not to be used to satisfy escrow requirements unless our inspection fee is paid. See the attached Work Order for the cost of recommended items. An authorized signature is necessary before any work can be performed.

REINSPECTION

A reinspection will be performed if requested by the person who ordered the complete inspection. The request for reinspection must be made within four months of the complete inspection. The reinspection will be performed within ten working days of the request. The fee for a reinspection shall not be more than the complete inspection fee.

GUARANTEES

Western Exterminator Company guarantees the work completed by this Company for a period of one year from the date of completion unless otherwise stated in the body of this Report, with the exception of plumbing, grouting, caulking, resetting of toilets, resetting of enclosures, or floor coverings, which are guaranteed for 30 days, as these are Owner maintenance areas.

HOMEOWNER PROTECTION POLICY

A Homeowner Protection Policy may be available at the end of the Guarantee Period.

Western Exterminator Company always strives to provide its customers with the most efficient methods of pest control. We continually provide our employees with constant, on-going education so they can provide our customers with the best possible service results, and so we can use pesticides in the safest possible manner for our customers and ourselves. In accordance with our sense of responsibility for the safety of our customers and employees, we ask that you read the following:

CALIFORNIA STATE LAW REQUIRES THAT YOU BE GIVEN THE FOLLOWING INFORMATION:

CAUTION - PESTICIDES ARE TOXIC CHEMICALS 'Structural Pest Control Companies are registered and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for use by the California Department of Pesticide Regulation and the United States Environmental Protection Agency. Registration is granted when the state finds that based on existing scientific evidence there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized.' If within 24-hours following application you experience symptoms similar to common seasonal illness comparable to the flu (Pesticides with non-flu like symptoms are asterisked below), contact your physician or poison control center (telephone number listed below) and your pest control operator immediately. For further information contact any of the following: Your local office of Western Exterminator Company; for Health Questions - Your County Health Department (telephone number listed below); for Application Information - Your County Agricultural Commissioner (telephone number listed below); and for Regulatory Information - The Structural Pest Control Board, (800) 737-8188, 2005 Evergreen Street, Suite 1500, Sacramento, California 95815-3831.

BUILDING NO.	STREET	CITY	ZIP	Date of Inspection	NUMBER OF PAGES
3671	CAMINO ARROYO	SANTA YNEZ	93460-	06/18/2019	10 of 10

POISON CONTROL CENTER
(800) 876-4766

CALIFORNIA COUNTY AGRICULTURAL COMMISSIONERS
San Luis Obispo - (805) 781-5910, Santa Barbara (805) 681-5600

CALIFORNIA HEALTH OFFICES
San Luis Obispo - (805) 781-5500, Santa Barbara (805) 681-5102
LISTED BELOW ARE PESTICIDES THAT MAY BE USED ON YOUR PROPERTY DURING THE

COURSE OF OUR WORK*:

*The names of materials actually used during each visit will be on the Compleon Notice or the Invoice / Service Slip.
Altriset (Chlorantranilnitrole), *Bora-care (Disodium Octaborate Tetrahydrate), Cimexa (Silica gel), Cy-Kick Crack and Crevice Pressurized (Cyfluthrin), Phantom Pressurized (Chlorfenapyr), Premise 75 Insecticide (Imidacloprid), Recruit AG (Noviflumuron), Recruit HD (Noviflumuron), Recruit IV (Noviflumuron), Termidor Dry (Fipronil), Termidor SC (Fipronil), Termidor Foam (Fipronil), Termidor HE (Fipronil), Tim-bor (Disodium Octaborate Tetrahydrate), XT-2000 (D-Limonene). Fumigants: Chloropicrin** , and Master Fume (Sulfuryl Fluoride)***, Vikane (Sulfuryl Fluoride)*** or Zythor (Sulfuryl Fluoride)***.

* Except as noted, effects of overexposure to these materials can include nasal and respiratory irritation, dizziness, headache, and fatigue.

** Effects of overexposure to this material will cause teary eyes.

*** Effects of overexposure to this material can include poor coordination, slurring words and confusion.



OWNER / AGENT: JO ANN OUTLAND, OUTLAND AND ASSOCIATES, 2665 SHELL BEACH RD STE J, PISMO

PROPERTY ADDRESS: 3671 CAMINO ARROYO CITY: SANTA YNEZ STATE: CA ZIP: 93460

ITEMIZATION OF COST FOR WORK RECOMMENDED ON TERMITE REPORT # 7082343721

TOTAL OF WORK TO BE DONE: 2650.00 (See page 3 for detailed list)

For details regarding the charges for each Recommendation, please refer to page 3 of this Work Order Agreement.

* PRICES ARE BASED ON WESTERN EXTERMINATOR COMPANY PERFORMING ALL OF THE RECOMMENDED SERVICE.
IF ALL OF THE WORK IS NOT AUTHORIZED, PRICES ARE SUBJECT TO REVIEW.

PAYMENT OPTIONS:

TOTAL

- 1. 1/3 down payment with full upon completion. Down payment \$ _____ Due on completion \$ _____
Any balance remaining 30 days after completion of work shall be charged at 1 1/2% per month or 18% per annum.
- 2. For properties in escrow: Payment in full upon close of escrow. If escrow does not satisfy this agreement, Seller shall be liable for any unpaid monies.
Any balance remaining 90 days after completion of work shall be charged interest of 1 1/2% per month or 18% per annum.
- 3. Financing down payment \$ _____ plus _____ monthly payments of \$ _____
 - # Monthly invoices after work completed
 - * Monthly auto payment via credit/debit card (Customer initial for authorization) _____

Western will invoice client monthly for agreed upon portion of outstanding balance. Payment is due within 10 days of receipt.
 * Western will process this transaction for the agreed upon monthly payment on the 15th of the month or the next business day.
 #* If invoices or transactions become past due more than 60 days, the full remaining balance becomes due and the monthly payment portion of the agreement becomes rescinded. The remaining balance including finance charge will become due in full.

Escrow Company _____ Escrow # _____ Close Date: ____ / ____ / ____
 Address _____ State ____ Zip _____ Phone () _____ - _____

Does any person living or working at this address have any known chemical sensitivities or allergies?

YES	NO	Initial
YES	NO	Initial

Have you or anyone else living or working at this address ever made any pesticide applications to the interior or exterior of the structure?

AUTHORIZATION

CONDITIONS

* Prices are good for 30 days from date of inspection.
 * Your rights per "Federal Truth in Lending Law", a "Notice to Owner" and the policy re: "Arbitration of Disputes" are on page two of this agreement.
 By signing below, you state that you have read and agree to the Terms & Conditions on the front and back of this Work Order Agreement.

I hereby authorize Western Exterminator Company to perform the following items:

PLEASE NOTE THAT THIS CONTRACT CONTAINS AN ARBITRATION PROVISION WHICH IS LOCATED ON THE BACK SIDE OF THIS WORK ORDER AGREEMENT.

By Owner/Agent/Buyer _____ (Print Name)

Res. Phone () _____ Work () _____

Signature _____ Date ____ / ____ / ____

**NOTE: WORK WILL NOT COMMENCE UNTIL DELIVERY OF YOUR
 "WOOD DESTROYING PEST AND ORGANISMS INSPECTION REPORT"**
 For details regarding the above recommendations please refer to your Inspection Report.

On Report # 7082343721

Western Exterminator Company

By Guillermo Evans (Print Name)

(Signature)

Date 06/18/2019 Lic.# FR49446

RECEIPT OF PESTICIDE NOTIFICATION

<input type="checkbox"/>	Customer Initials	<input type="checkbox"/>	Customer unavailable left at location
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TERMS & CONDITIONS

(Continued from page 1)

YOUR RIGHTS PER FEDERAL TRUTH IN LENDING LAW:

Notice to Customer (required by Federal Law): You have entered into a transaction _____ / _____ / _____ which may result in a lien, mortgage, or other security interest on your home. You have a legal right under federal law to cancel this transaction, if you desire to do so, without any penalty or obligation within three business days from the above date or any later date on which all material disclosures required under the Truth in Lending Act have been given to you. If you so cancel the transaction, any lien, mortgage, or other security interest on your home arising from this transaction is automatically void. You are entitled to receive a refund of any down payment or other consideration if you cancel. If you decide to cancel this transaction you may do so by notifying WESTERN EXTERMINATOR COMPANY at:

_____ by mail or telegram sent not later the midnight of _____ / _____ / _____. You may also use any other form of written notice identifying the transaction if it is delivered to the above address not later than that time. This notice may be used for that purpose by dating and signing below.

I hereby cancel this transaction _____ / _____ / _____ Customer Signature _____

HEALTH INFORMATION:

There may be health related issues associated with the structural repairs reflected in the inspection report referenced by this Work Order Agreement. These health issues include but are not limited to the possible release of mold spores during the course of repairs. We are not qualified to and do not render an opinion concerning such health issues or any special precautions. Any questions concerning health issues or any special precautions to be taken prior to or during the course of such repairs should be directed to a Certified Industrial Hygienist before any such repairs are undertaken.

By executing this Work Order Agreement, customer acknowledges that he or she has been advised of the preceding and has had the opportunity to consult with a qualified professional.

NOTICE TO OWNER:

Under the California Mechanics Lien Law any structural pest control operator who contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for his work or supplies, has a right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your contractor in full if the subcontractor, laborers or suppliers remain unpaid.

To preserve their right to file a claim or lien against your property, certain claimants such as subcontractors or material suppliers are required to provide you with a document entitled "Preliminary Notice". Prime contractors and laborers for wages do not have to provide this notice. A Preliminary Notice is not a lien against your property. Its purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid.

ARBITRATION OF DISPUTES:

ANY CONTROVERSY OR CLAIM ARISING OUT OF OR RELATING TO THIS CONTRACT OR BREACH THEREOF SHALL BE SETTLED BY BINDING ARBITRATION UNDER THE RULES OF THE AMERICAN ARBITRATION ASSOCIATION, AND JUDGMENT UPON THE AWARD RENDERED BY THE ARBITRATOR MAY BE ENTERED IN ANY COURT HAVING JURISDICTION.

NOTICE: WITH YOUR "AUTHORIZATION" SIGNATURE ON THE REVERSE SIDE YOU ARE AGREEING TO THE "ARBITRATION OF DISPUTES" PROVISION ABOVE. YOU ARE GIVING UP RIGHTS TO A COURT OR JURY TRIAL, TO DISCOVERY, AND TO APPEAL. IF YOU REFUSE TO SUBMIT TO BINDING ARBITRATION AFTER AGREEING TO THIS PROVISION, A COURT MAY COMPEL YOU TO ARBITRATE. YOUR AGREEMENT TO THIS BINDING ARBITRATION PROVISION IS VOLUNTARY.

NOTICE:

THE CHARGE FOR SERVICE THAT THIS COMPANY SUBCONTRACTS TO ANOTHER REGISTERED COMPANY MAY INCLUDE THE COMPANY'S CHARGES FOR ARRANGING AND ADMINISTERING SUCH SERVICES THAT ARE IN ADDITION TO THE DIRECT COSTS ASSOCIATED WITH PAYING THE SUBCONTRACTOR. YOU MAY ACCEPT WESTERN EXTERMINATOR COMPANY'S BID OR YOU MAY CONTRACT DIRECTLY WITH ANOTHER REGISTERED COMPANY LICENSED TO PERFORM THE WORK.

IF YOU CHOOSE TO CONTRACT DIRECTLY WITH ANOTHER REGISTERED COMPANY, WESTERN EXTERMINATOR COMPANY WILL NOT BE IN ANY WAY RESPONSIBLE FOR ANY ACT OR OMISSION IN THE PERFORMANCE OF WORK THAT YOU DIRECTLY CONTRACT WITH ANOTHER COMPANY TO PERFORM.

THANK YOU

Thank you for choosing Western Exterminator Company. Your patronage is very much appreciated and your complete satisfaction is guaranteed. If you have any questions concerning this agreement, or, if we can be of any additional service, we urge you to call us at: **1-800-WEST-EXT (1-800-937-8398)**



OWNER / AGENT: JO ANN OUTLAND, OUTLAND AND ASSOCIATES, 2665 SHELL BEACH RD STE J, PISMO

PROPERTY ADDRESS: 3671 CAMINO ARROYO CITY: SANTA YNEZ STATE: CA ZIP: 93460

ITEMIZATION OF COST FOR WORK RECOMMENDED ON TERMITE REPORT # 7082343721

1A	-1	=	1250.00	2F	=	Refer to 2A1
1A	-2	=	Refer to 1A1	3A	=	Refer to Contractor
2A	-1	=	1400.00	3B	=	Refer to Contractor
2A	-2	=	Refer to Contractor	3C	=	Refer to Contractor
2B	-1	=	Refer to 2A1	3D	=	Refer to Contractor
2B	-2	=	Refer to Contractor	4A	=	Refer to Contractor
2C	-1	=	Refer to 2A1	4B	=	Refer to Contractor
2C	-2	=	Refer to Contractor	4C	=	Refer to Contractor
2D	-1	=	Refer to 2A1	4D	=	Contractor
2D	-2	=	Refer to Contractor	4E	=	Refer to Contractor
2E	-1	=	Refer to 2A1	4F	=	Refer to Contractor
2E	-2	=	Refer to Contractor	5A	=	Owner

Item Total: 2650.00

INVOICE/STATEMENT



Name REO MNGT SOLUTIONS C/O Date 6/19/19
Job Address 3671 CAMINO ARROYO
City St Zip SANTA YNEZ CA 93460-9999 Customer # 70-823437-2

Date 6/18/19 Inspect # 1 Description Insp Fee June 2019 Beginning Balance: 100.00

Ending Balance . : 100.00

Important Notice: This invoice/statement balance represents an Inspection Report Fee and/or cost of Work Completed on the property address stated above. No Western Exterminator documents are to be used to satisfy escrow requirements until payment in full has been made for services performed. HOMEOWNER: Any balance remaining 30 days after completion of work shall be charged interest at the rate of 1 1/2% per month, or 18% per annum. ESCROW COMPANY: For property in escrow, payment in full is due at close of escrow. If escrow company fails to pay Western's service fees within 90 days after completion of work, the Customer will be billed directly and shall be liable for any unpaid monies due to Western. Any balance remaining 90 days after completion of work shall be charged interest at the rate of 1 1/2% per month, or 18% per annum.

INVOICE/STATEMENT



CUSTOMER NUMBER
70-823437-2

DATE
6/19/19
BALANCE DUE
100.00

PAST DUE BALANCE IS SUBJECT TO A 1 1/2% INTEREST CHARGE PER MONTH.

BALANCE DUE UPON RECEIPT - TO INSURE PROPER CREDIT PLEASE RETURN ONE COPY WITH YOUR FULL REMITTANCE

REO MNGT SOLUTIONS C/O
JO ANN OUTLAND
2665 SHELL BEACH RD J1
PISMO BEACH CA 93449-1779

WESTERN EXTERMINATOR COMPANY
2360 THOMPSON WAY SUITE L
SANTA MARIA CA 93455
805-925-8651 805-541-2847